

**MAY  
2004**

# North Long Beach Community Planning Bulletin

[www.longbeach.gov/plan/content/complan.htm](http://www.longbeach.gov/plan/content/complan.htm)



**By: Scott Mangum (562) 570-6435**  
**Scott\_Mangum@longbeach.gov**

DEPARTMENT OF PLANNING & BUILDING  
Community & Environmental Planning Division  
333 West Ocean Blvd. Long Beach, California 90802

Revised May 12.

## **NEW APPLICATIONS FILED**

### **1. Modification of Conditional Use Permit for Cellular Monopole at 2621 E. 67th St. (Case 0404-11) DB (see Attachment 3)**

The applicant proposes a 10-foot addition to the existing 60-foot high monopole located at 2612 E. 67<sup>th</sup> Street. The purpose is to co-locate another cellular carrier onto this pole with the existing cellular carrier. The existing monopole was approved in 1993. The modification to the Conditional Use Permit will be heard by the Staff Site Plan Review Committee. The applicant has been asked to either incorporate the new antennas onto the existing 60-foot monopole or provide documentation to indicate why the additional 10 feet are necessary.

### **2. Standards Variances for new commercial building at 6056 Atlantic Ave. (Case 0404-03) LF (see Attachment 4)**

As background, the site plan and design of the proposal were reviewed by the Staff Site Plan Review Committee in October and November of 2003. The plan was revised based on staff comments and the North Long Beach Design Guidelines. At the May 24 Zoning Administrator Hearing, the request to construct a one-story, 1,222 SF commercial building with the following code exceptions will be heard: 1) A front yard setback of 2'0" (instead of not less than 10'0" measured from dedication line); 2) A parking lot setback of 0' (instead of not less than a 5'0" landscaped setback along the north, south, and east property lines); 3) A 21'8" turning radius (instead of not less than 24'0"); 4) Driveway width of 9'0" for two-way traffic (instead of 24'0" for two-way traffic); and 5) Curb cut width of 9'4" (instead of a curb cut for two-way traffic).

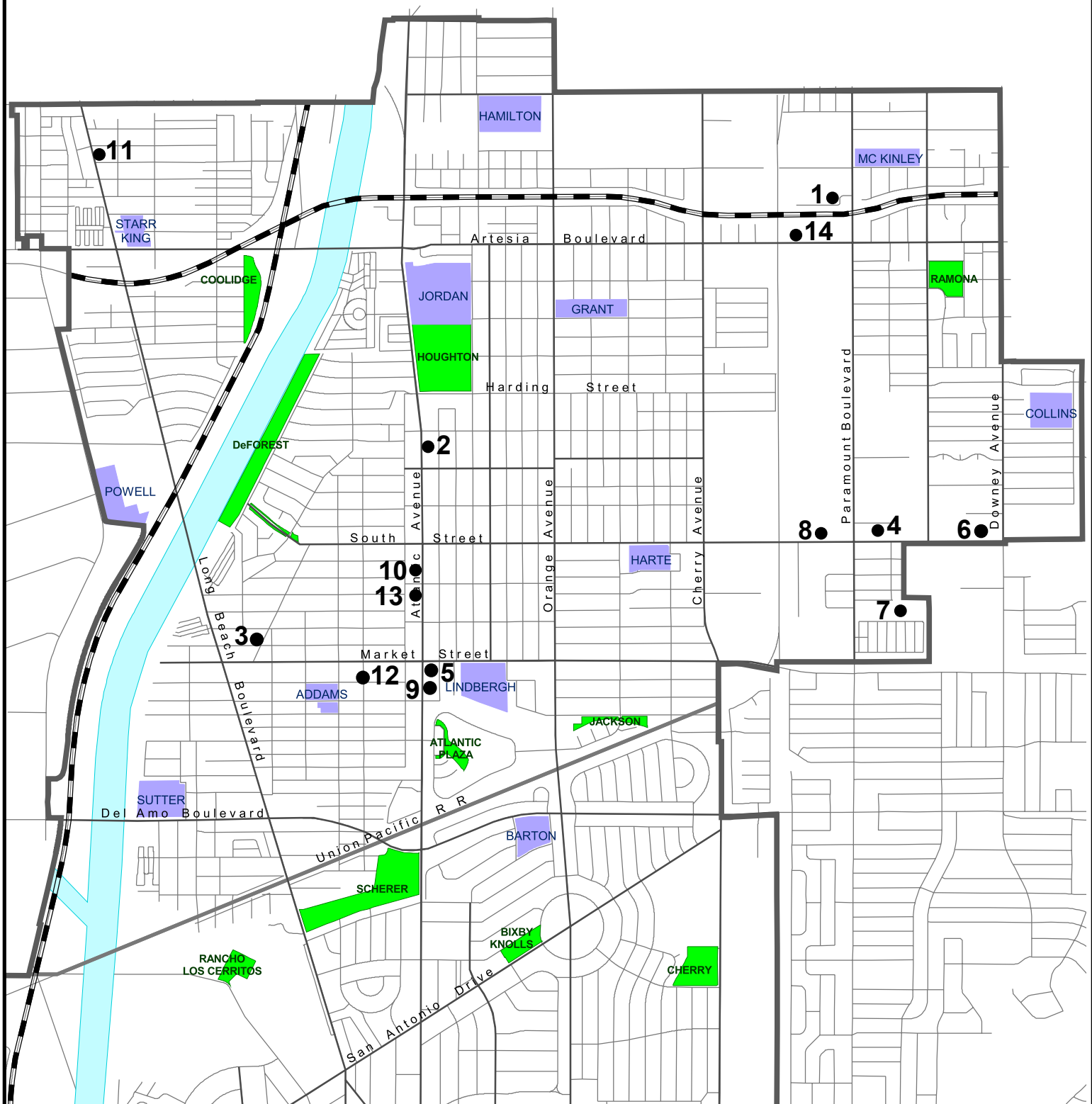
The Zoning Administrator **Public Hearing** is scheduled for **May 24, 2004**, at 2:00 P.M. in Planning and Building 7<sup>th</sup> Floor Conference Room. Written comments may be addressed to the Zoning Administrator, Greg Carpenter, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

### **3. Staff Site Plan Review for two Single Family Dwellings on two narrow lots at 5445 Dairy Ave. (Case 0404-14) JV (see Attachment 5)**

Two single-family dwellings are proposed on two separate narrow lots at 5445 Dairy Avenue, the Northwest corner of Louise Street and Dairy. Currently, one single-family house and garage occupies the two lots. Each two-story house is proposed to include 3 bedrooms, 2 ½ bathrooms, and 1681 SF of total living area. Both lots are zoned R1-N. Staff Site Plan Review is required for new dwelling units located on lots less than 27' in width. The design was conditionally **approved** by the Staff Site Plan



# North Long Beach - Site Location Map



 Schools  
 Parks



1000 0 1000 2000 Feet

1. 2621 E. South St. - Modification of CUP for Cellular Monopole ☐
2. 6056 Atlantic Ave. - Standards Variances for new Commercial Building (5/24 ZA) ☐
3. 5445 Dairy Ave. - SSPR for two new Single Family Dwellings ☐
4. 2819 E. South St. - CUP for Cellular Mono-Palm ☐
5. 720 E. Market St. - SV to reduce parking at Verizon Building (5/10 ZA) ☐
6. 3321 E. South St. - Lot Line Adjustment (5/10 ZA) ☐
7. 2910 E. 55th Way - SSPR for Shade Structure and Restroom Facility ☐
8. 2615 E. South St. - Standards Variance for Parking and Drive Aisle Width (5/24 ZA) ☐
9. 5330 Atlantic Ave. - CUP for Check Cashing (5/20 PC) ☐



Review Committee. Staff comments regarding building materials, architecture, and front porch size will be incorporated into conditions of approval.

**4. Conditional Use Permit for Cellular “Mono-Palm” at 2819 E. South St. (Case 0402-23) JM (see Attachment 7)**

The applicant has proposed a 45’ high mono-palm, a cellular antenna tower designed to look like a palm tree, to be located approximately 225’ from the front property line on South Street. A Conditional Use Permit is required for cellular monopoles in Industrial zones. Staff has asked the applicant for nearby existing cellular antenna locations to investigate whether co-location is a possibility. If co-location is not feasible, possible conditions of approval include planting real palm trees adjacent to the proposed mono-palm. The application is currently on **hold**.

**5. Standards Variance for Reduced Parking at 720 E. Market St. (Case 0404-04) CC (see Attachment 8)**

The applicant has asked for relief from the code required parking requirement for the Verizon office and equipment building at the Southeast corner of Atlantic Avenue and Market Street. Currently the off-site parking lot at 720 Market Street, one block East of the Verizon building, is required parking for the office building. The applicant states that the nature of operations at the Verizon building has changed, and now requires less employees and parking than when originally established. Verizon will maintain the seven parking spaces currently located on-site. The off-site parking lot is zoned CNR (Community Neighborhood Commercial and Residential).

The Zoning Administrator **approved** the standards variance at the May 10, 2004 hearing. Conditions were applied to improve the existing parking lot, including re-striping, providing a block wall around the perimeter, and securing the lot with a gate at night.

**6. Lot Line Adjustment at 3321 E. South St. (Case 0403-30) JR (see Attachment 9)**

The application requests to move the existing lot line several feet to the West, thereby increasing the size of parcel “B”, and reducing the size of parcel “A”. There is currently a building (Cowboy Country) built across the existing lot line. The proposed change would place the lot line to the West of the existing building and projections.

The Lot Line Adjustment was **approved** at the May 10, 2004 Zoning Administrator Hearing with a condition that a reciprocal easement shall be recorded allowing access across each of the existing parking lots.

**7. Staff Site Plan Review for Shade Structure and Restroom Building at new park, 2910 E. 55<sup>th</sup> Way (Case 0307-02) LF (see Attachment 10)**

As background, the Environmental Impact Report was certified and the Staff Site Plan Review for the new park was approved by the Planning Commission in February. The zone change and general plan amendment was approved by the City Council in March. The design for the shade structure and restroom building was **approved** by the Staff Site Plan Review Committee. Staff Site Plan Review is required for new structures over 500 SF built on public property.



**8. Standards Variance for parking and reduced drive aisle width for an auto body shop at 2615 E. South St. (Case 0404-26) JM (see Attachment 11)**

The applicant is requesting permission to operate an auto body shop with 49 parking stalls instead of the code required 110 and with a reduced one-way drive aisle width of 11' instead of 13' on the west side of the structure. The use is permitted in the IG (General Industrial) zone. The applicant states that the remodeled structure would serve as a remote body shop facility for the existing Lexus automobile dealership at the Cerritos Auto Square. The proposed facility will have no customer interaction, as all customer transactions will occur in Cerritos. Vehicles will be transported to the Long Beach site from Cerritos via flat bed trucks.

The Zoning Administrator **Public Hearing** is scheduled for **May 24, 2004**, at 2:00 P.M. in Planning and Building 7<sup>th</sup> Floor Conference Room. Written comments may be addressed to the Zoning Administrator, Greg Carpenter, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**PENDING CASES PREVIOUSLY REPORTED ON**

**9. Conditional Use Permit to Operate a Check Cashing Business at 5330 Atlantic Ave. (Case 0402-23) CC (see Attachment 6)**

The applicant has requested to open a check cashing business within an existing storefront. Other services proposed are pay-day loans, mailbox rental, and a water distribution machine. A Conditional Use Permit (CUP) is required for a check cashing business in the Community Automobile-Oriented (CCA) zone. The applicant states that the existing business operations, sale of cell phone accessories and jewelry, will be phased out.

The Planning Commission **Public Hearing** is scheduled for **May 20, 2004**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**10. Administrative Use Permit to operate a Social Service Office (without Food Distribution) at 5641 Atlantic Ave. (Case 0402-10) DB**

The applicant, Amer-I-Can, has applied for an Administrative Use Permit (AUP) to operate a Social Service Office (without food distribution) in the Commercial Community Automobile-Oriented (CCA) District. According to the applicant, the existing use currently accommodates 30-100 youth per day, split into two shifts, 11am-2pm and 4-6pm. The applicant states that the program focuses on teaching youth life management skills and self-esteem. Recommended conditions of approval address loitering, hours of operation, maximum occupancy, ratio of youth to employees, and code compliant signage.

At the March 22, Zoning Administrator Hearing testimony was heard from both the applicant and community members. The item was continued to a future Zoning Administrator Hearing, May 10, pending a community meeting to provide more information for all parties. That Community Meeting was held Monday April 19, at Houghton Park.



The Administrative Use Permit was **approved** at the May 10, 2004 Zoning Administrator Hearing. Conditions of approval limit the approval to a 2-year time limit, with a hearing scheduled for 18 months from initial approval. Prior to the hearing, the Community Development Department will work with the applicant to find another location that is outside of the Atlantic Ave./South St. Village node, as identified in the Redevelopment Strategic Guide for development.

**11. Staff Site Plan Review, Administrative Use Permit for a Shopping Center with Laundromat at 6850 Long Beach Blvd. (Case 0403-07) LF (see Attachment 2)**

The site is currently a vacant lot zoned CCA (Commercial Community Automobile-Oriented). A new one-story 5,906 SF single-story Shopping Center with four tenant spaces is proposed. The only specific use identified is a Laundromat, which requires an Administrative Use Permit in all Commercial zones. The Staff Site Plan Review Committee **denied** the proposed building design and will receive assistance from an RDA contracted architect to work with the applicant on the design. Issues regarding the setback on Long Beach Boulevard, the trash enclosure location, and the number and location of curb cuts were also identified through Staff Site Plan Review.

**12. Staff Site Plan Review, Zone Change, ND for a new Mini-Park at Plymouth St. and Elm Ave. (Case 0401-14) CB (see Attachment 1)**

The proposed mini-park site encompasses two parcels at the corner of Plymouth and Elm. The main parcel (the NW corner of Plymouth and Elm, 225' x 150') is currently a vacant lot, zoned I (Institutional), while the smaller parcel (NE corner of Plymouth and Elm, 50' x 150') is developed as a parking lot, zoned R1-N (Single-Family Residential). The application requests that the site be rezoned to P (Park). The initial site plan does not provide any on-site parking for the new park. An alternate site plan with ten head-in angled parking spaces on Plymouth Ave. has been prepared. A standards variance for number of parking spaces will likely be required with either site plan. Environmental review for the project will consist of a Negative Declaration (O2-04). Land acquisition for the proposed park was provided by the North Long Beach Redevelopment Project Area.

The zone change and certification of the environmental review is scheduled to be heard by the Planning Commission in June. Following a recommendation by the Planning Commission, the City Council will hear the proposed zone change request.

The Planning Commission **Public Hearing** is scheduled for **June 17, 2004**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**13. Conditional Use Permit for Check Cashing within existing Market at 5575 Atlantic Ave (Case 0310-31) JR**

The applicant proposes to establish a Dolex money transfer booth within the Numero 2 Rancho Market. Planning staff is recommending approval with conditions. In addition to Police Department safety recommendations, staff is recommending that the check cashing facility should only be accessed internally from the market. The



Planning Commission Public Hearing date has been **postponed** pending compliance with police standards at another location in Long Beach that is operated by the applicant.

### **ACTIONS ON COMPLETED CASES**

#### **14. Staff Site Plan Review for Cellular Antenna Addition to existing freestanding pole sign at 2421 Artesia Blvd. (Case 0403-18) JR**

The applicant proposes to attach antennas approximately 45' up an existing 80' freestanding sign with equipment cabinets to be located on the ground. The site is located in the IG (General Industrial) zone. Attached/roof mounted cellular and personal communication services are permitted by right in the General Industrial zone, but are subject to special development standards and must be reviewed through Staff Site Plan Review. The applicant has **withdrawn** the application.

### **ANNOUNCEMENTS**

#### **15. NLB Community Planning Bulletin Hits the Web**

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is available on the internet at: <http://www.longbeach.gov/plan/content/complan.htm>. I have also developed an email list that will be used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing. If you would like to be added to the email list, please contact me with your email address.

#### **16. Long Beach General Plan Update: Land Use and Mobility Plans. Next Meeting June 2 (6:30pm) at Houghton Park**

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January, each Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions that can be used to address the challenges facing the community.

#### **17. Habitat for Humanity to Build 6 Houses in 6 Weeks in NLB**

Habitat for Humanity South Bay/Long Beach is preparing to build 6 houses in 6 weeks. All six homes will be built at 69<sup>th</sup> Way and Orcutt (just East of Long Beach Boulevard near the Northern Border of Long Beach). Habitat is seeking volunteers



aged 16 years and older to help. The construction schedule is set to run on Wednesday-Sunday from April 24, 2004 until June 5. To sign up, or for further information, visit <http://www.habitatlb.org/Blitz/> or contact Veronica Garcia at (562) 427-4463 x208.

### **18.I-710 Freeway Long Term Congestion Relief Alternatives**

The Oversight Policy Committee of the Gateway Cities Council of Governments voted to develop a hybrid plan combining elements of alternative C, D, and E while adhering to five guiding principles, including minimizing Right-of-Way takings. Initially, a special advisory committee was to choose one of 5 alternatives to relieve congestion on the 710 Freeway. Alternatives included widening the freeway, adding raised lanes, and a “no build” option that would only provide for more minor improvements. Of the 5 Alternatives presented, alternatives C, D, and E would involve taking private property. Information about the initial five alternatives and the I-710 Major Corridor study can be found at: <http://www.gatewaycog.org/i710.html>.

In January and February the Long Beach City Council I-710 Oversight Committee hosted four community roundtable workshops. The roundtable workshops focused on providing information from leading experts on these critical issues and generated a list of recommendations for the Long Beach Oversight Committee to adopt as part of the planning process. On March 18 the Committee conducted a community meeting to release the draft locally preferred strategies to improve the 710 Freeway for community comment. These strategies are based on written and oral public comments that were received during previous community meetings and public workshops. The draft plan has already been revised and may be revised further following comments from community meetings. Two new community meetings and a Town Hall Meeting are scheduled to review and comment on the Long Beach Draft I-710 Locally Preferred Strategy.

**Sutter Academy** - Monday May 10<sup>th</sup>, 6:30pm, 5075 Daisy Ave.

**Los Cerritos Elementary** - Wednesday May 12<sup>th</sup>, 6:30pm, 515 W. San Antonio Dr.

**Town Hall Meeting** – Wednesday May 19<sup>th</sup>, 7:00pm, Long Beach Energy, 2400 E. Spring St.

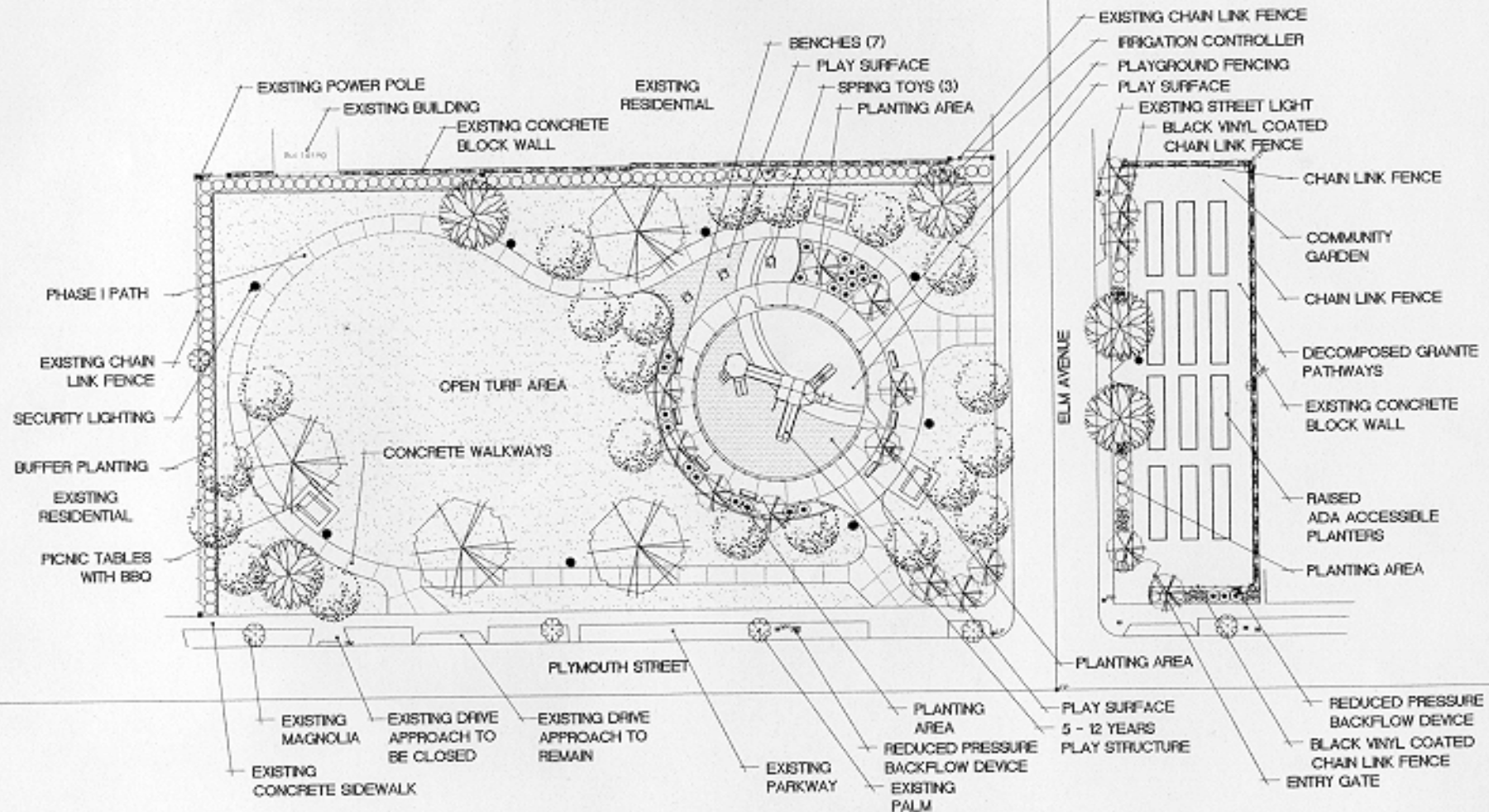


## **IMPORTANT PHONE NUMBERS**

Council Member (8 <sup>th</sup> District), Rob Webb	(562) 570-6685
Council Member (9 <sup>th</sup> District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing	(562) 570-5028
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel, Matt Knabe	(562) 256-1921
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867



# ATTACHMENT 1



## City of Long Beach PLYMOUTH & ELM MINI PARK

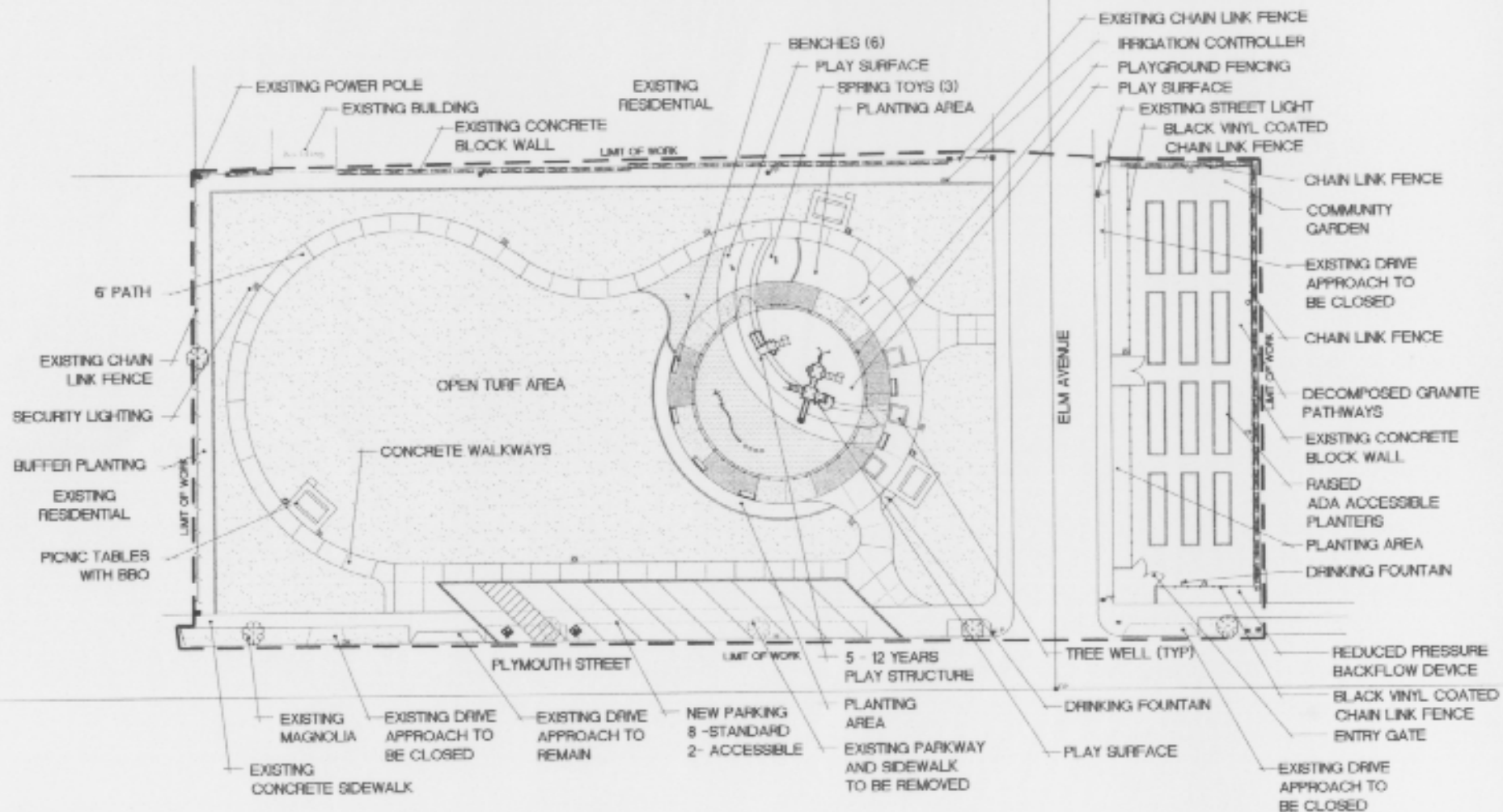
Conceptual Plan - Phase 1



**purkiss-rose-rsi**  
Landscape Architecture  
Site Planning and Park Planning  
401 South Ocean Boulevard  
Long Beach, California 90802  
562.592.1100  
prp@pr-rs.com



# ATTACH. 1 (Cont.) ALTERNATE PLAN



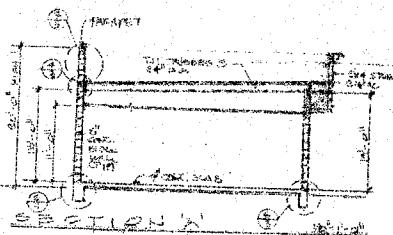
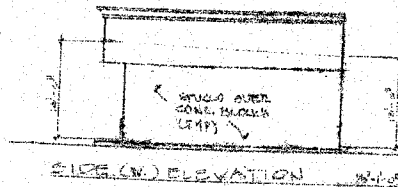
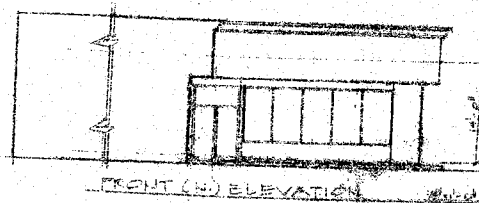
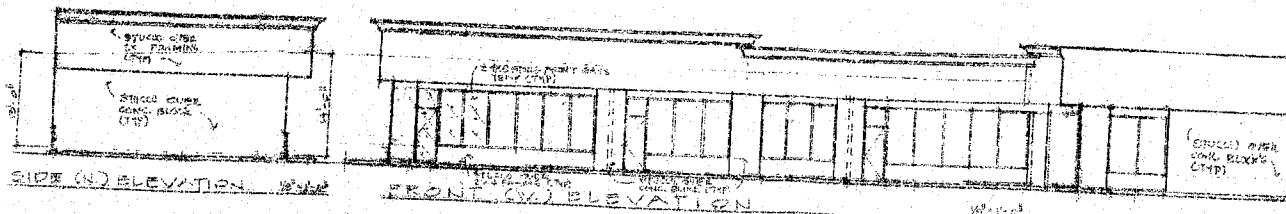
City of Long Beach  
PLYMOUTH & ELM MINI PARK

Site Plan - Phase 1



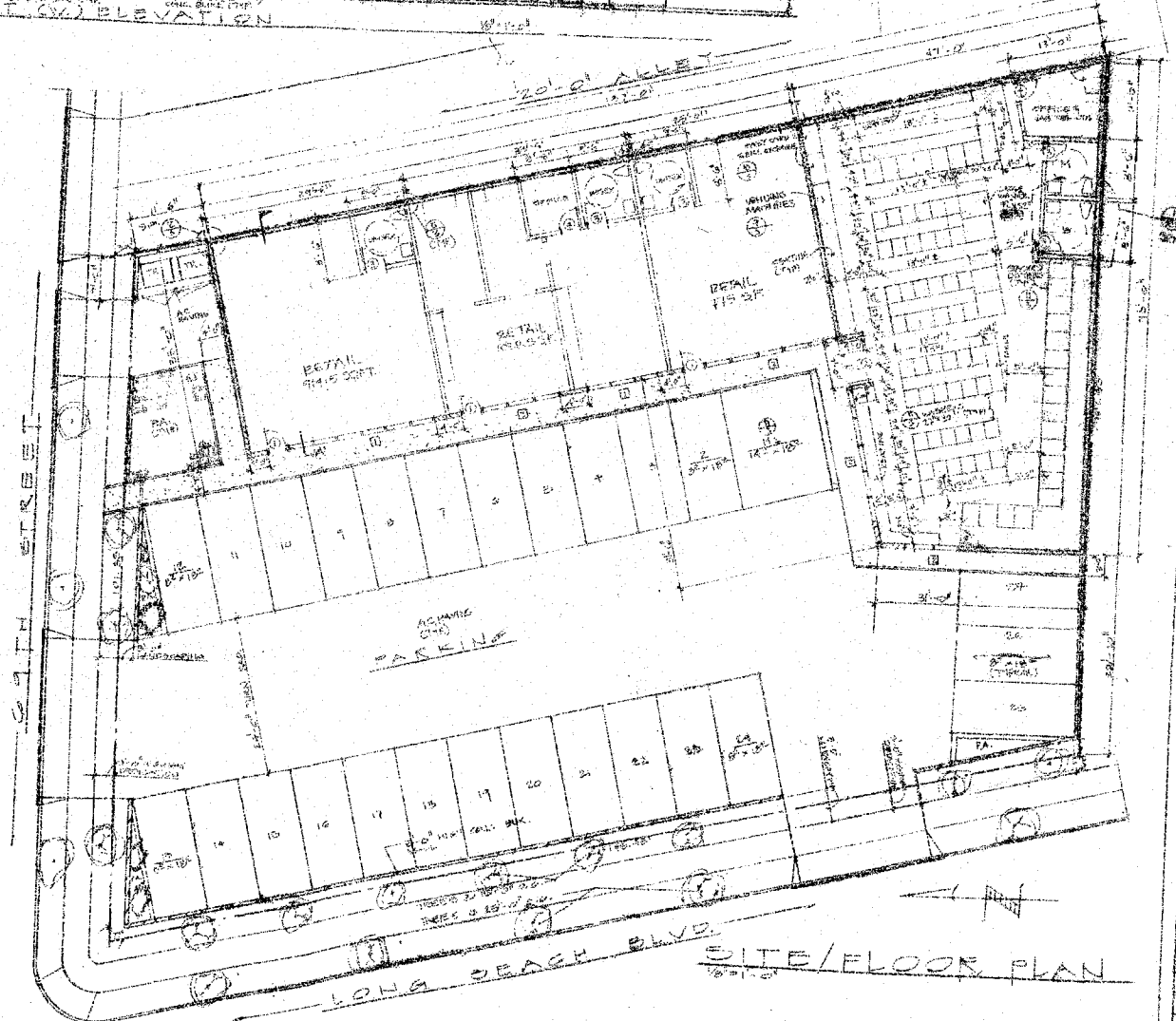


# ATTACHMENT 2



## PROJECT SUMMARY

A) TOTAL LOT AREA	13,120 SQ. FT.
B) TOTAL BUILDING AREA	5,100 SQ. FT.
C) PARKING REQUIRED	27 SPACES
D) PARKING PROVIDED	27 SPACES
E)	
F)	



TITLE: PLANNING  
JOB: 6000 LONG BEACH BLVD. CONVERSION  
DATE: 1/1/00  
1







# ATTACH. 3 (Cont.)

PROPOSED SPRINT PANEL ANTENNAS  
(3 PER SECTOR, TYP., 3 SECTORS TOTAL)

(C) VERIZON PANEL ANTENNAS

(F) UTILITY POLE

PROPOSED POWER/TELCO OVERHEAD RUN  
FROM (E) UTILITY POLE TO PROPOSED  
WEATHERHEAD

PROPOSED WALL-MOUNTED  
WEATHERHEAD

(E) ONE STORY BUILDING

10'-0"  
EXTENSION

PROPOSED SPRINT 200AMP  
METER AND D/S

(L) BUILDING IN FOREGROUND  
SHOWN DASHED FOR CLARITY

PROPOSED EQUIPMENT CABINETS  
WITHIN C.L. FENCE

PROPOSED SERVICE LIGHTS

FINISHED GRADE

PROPOSED 6" x 4" HIGH  
BOLLARDS, PAINTED CAUTION YELLOW

PROPOSED 8'-0" C.L. FENCE

PROPOSED ANTENNA CENTERLINE AT 67'-0"

PROPOSED TOP OF MONOPOLE AT 70'-0"

PARTIAL EAST ELEVATION

SCALE  
1"=10'-0"

1

PROPOSED SPRINT PANEL ANTENNAS  
(3 PER SECTOR, TYP., 3 SECTORS TOTAL)

(C) VERIZON PANEL ANTENNAS

(F) UTILITY POLE

PROPOSED POWER/TELCO  
OVERHEAD RUN FROM (E) UTILITY POLE TO PROPOSED  
WEATHERHEAD

PROPOSED WALL-MOUNTED  
WEATHERHEAD

PROPOSED SPRINT 200AMP  
SERVICE AND D/S

(E) ONE STORY BUILDING

PROPOSED SERVICE LIGHTS

PROPOSED EQUIPMENT  
CABINETS WITHIN C.L. FENCE

PROPOSED 8'-0" C.L. FENCE

PROPOSED 6" x 4" HIGH  
BOLLARDS, PAINTED  
CAUTION YELLOW

PROPOSED TOP OF MONOPOLE AT 70'-0"

PROPOSED ANTENNA CENTERLINE AT 67'-0"

FINISHED GRADE

(C) GATE

PARTIAL WEST ELEVATION

SCALE  
1"=10'-0"

2



6500 SPRINT PARKWAY  
OVERLAND PARK, KS 66251

PROJECT INFORMATION:

**SPECTRASITE CA-0417  
LA60KC333-A**

2621 EAST 87TH ST.  
LONG BEACH, CA 90805  
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

04-13-04

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION	BY
1	04/13/04	ISSUED FOR ZONING	TO
2	12/29/03	ISSUED FOR ZONING REVIEW	TO

04/13/04	ISSUED FOR ZONING	TO
12/29/03	ISSUED FOR ZONING REVIEW	TO

PLANS PREPARED BY:

**DELTA GROUPS  
ENGINEERING, INC.**  
CONSULTING ENGINEERS

1 PARK PLAZA, SUITE 1400  
IRVINE, CA 92614  
TEL: (949) 977-0833 FAX: (949) 977-0531

CONSULTANT:

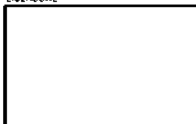
**SPECTRASITE  
COMMUNICATIONS**

8301 DUPONT DRIVE, SUITE 200  
IRVINE, CA 92618  
(949) 352-2300 (949) 352-2301 FAX

DRAWN BY:

TO JC JC

ENCLOSURE



SHEET TITLE

**PARTIAL EAST  
AND  
WEST ELEVATIONS**

SHEET NUMBER

REVISION

**A4** 0  
MSB0833A



# ATTACHMENT 4

## GENERAL NOTES:

1. PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT PREVAILING BUILDING AND CONSTRUCTION CODES IN THE CITY OF LONG BEACH. THESE CODES ARE TITLE 18 OF THE LONG BEACH MUNICIPAL CODE. 2001 EDITION OF THE CALIFORNIA MECHANICAL CODE (BASED ON THE 2001 EDITION OF THE UNIFORM MECHANICAL CODE BY IAPMO), 2001 EDITION OF THE CALIFORNIA ELECTRICAL CODE (BASED ON THE 1999 EDITION OF THE NATIONAL ELECTRICAL CODE BY NFPA), AND 2001 EDITION OF THE CALIFORNIA PLUMBING CODE (BASED ON THE 2000 EDITION OF THE UNIFORM PLUMBING CODE BY IAPMO).

2. SEPARATE SUBMITTAL AND PERMITS ARE REQUIRED FOR ARCHITECTURAL/STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK.

3. SEPARATE SUBMITTAL AND PERMIT REQUIRED FOR GRADING.

4. SEPARATE PERMITS ARE REQUIRED FOR SIGNS, FENCES, RETAINING WALLS, TRASH ENCLOSURE, FLAGPOLES, POLE MOUNTED YARDLIGHTING FOUNDATIONS, PLANTERS, ETC.

5. THE BUILDING AND FACILITIES TO BE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY DISABLED PER TITLE 24, CALIFORNIA CODE OF REGULATIONS.

6. THE CLEAN WATER ACT OF 1972 REQUIRES ADEQUATE AND PROPER DESIGN AND CONSTRUCTION MEASURES BE TAKEN TO PROTECT THE STORM WATER SYSTEM AND WATERWAYS FROM CONTAMINATION. APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) MUST BE IMPLEMENTED DURING CONSTRUCTION.

7. IF APPLICABLE, PREFABRICATED CONSTRUCTION ELEMENTS AND STRUCTURES SHALL BE MANUFACTURED BY SHOPS WHICH HAVE CURRENT (ICBO, UL, ETC) CERTIFICATION AS APPROVED FABRICATORS FOR SUCH ELEMENTS OR STRUCTURES. THE UNITS SHALL BE SPECIFICALLY DESIGNED FOR THE SERVICE OR USE PROPOSED.

8. ANY GRAFFITI FOUND ON SITE TO BE REMOVED WITHIN 24 HOURS OF ITS APPEARANCE.

9. ENERGY CONSERVING EQUIPMENT, LIGHTING AND CONSTRUCTION FEATURES MUST BE UTILIZED ON THE BUILDING.

10. ALL ROOFTOP MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW. SIDE SCREENING TO BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING IN TERMS OF FORM, MATERIALS, COLORS AND TEXTURES. IF THE SCREENING IS NOT SPECIFICALLY DESIGNED INTO THE BUILDING, A ROOFTOP MECHANICAL EQUIPMENT PLAN TO BE SUBMITTED SHOWING SCREENING AND MUST BE APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

11. ADEQUATE SIZED TRASH ENCLOSURE TO BE PROVIDED FOR THIS PROJECT AS PER SECTION 21.48.080 OF THE LONG BEACH MUNICIPAL CODE. THE DESIGNATED TRASH AREA SHALL NOT ADJUT A STREET OR PUBLIC WALKWAY AND SHALL BE PLACED AT AN INCONSPICUOUS LOCATION ON THE LOT.

12. ALL STRUCTURES SHALL CONFORM TO THE LONG BEACH BUILDING CODE REQUIREMENTS. NOTWITHSTANDING THIS SUBJECT PERMIT, ALL OTHER REQUIRED PERMITS FROM THE BUILDING BUREAU MUST BE SECURED.

13. DEMOLITION, SITE PREPARATION, AND CONSTRUCTION ACTIVITIES ARE LIMITED TO THE FOLLOWING (EXCEPT FOR THE POURING OF CONCRETE WHICH MAY OCCUR AS NEEDED):

- a. WEEKDAYS AND FEDERAL HOLIDAYS: 7:00 A.M. TO 7:00 P.M.
- b. SATURDAY: 9:00 A.M. TO 6:00 P.M. AND
- c. SUNDAYS: NOT ALLOWED

14. ANY OFF-SITE IMPROVEMENTS FOUND TO BE DAMAGED SHALL BE REPLACED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

15. EXTERIOR SECURITY BARS AND GRILLS ARE PROHIBITED

16. CANS SIGNS ARE PROHIBITED. ALL SIGNS TO COMPLY WITH THE NORTH LONG BEACH DESIGN GUIDELINES.

## PROJECT DESCRIPTION:

ADDRESS: 6056 ATLANTIC AVE  
LONG BEACH, CA.

## LEGAL DESCRIPTION:

OWNER: MR. JOSE MURGUA  
(562) 244-5789

PROPOSED USE: NEW COMMERCIAL STORES

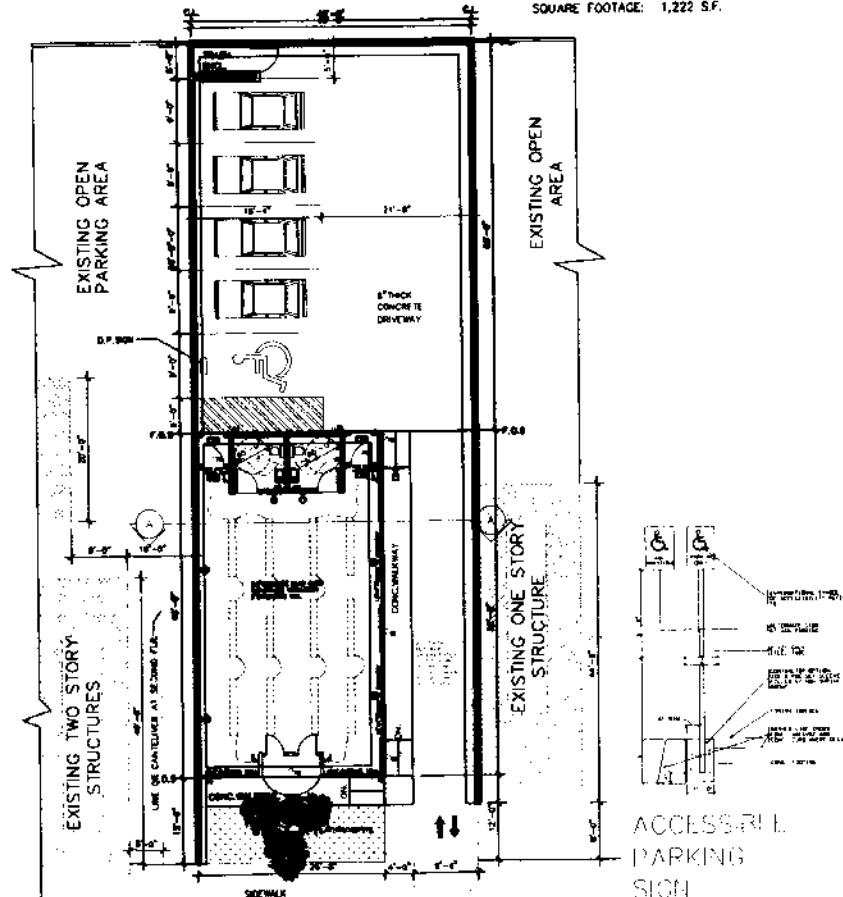
PARKING PROVIDED: 4- STANDARD SPACES  
1- DISABLED PERSON SPACE

SQUARE FOOTAGE: 1,222 S.F.

## WALL LEGEND:

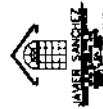
----- 8" THICK CONCRETE DRIVEWAY

----- 8" THICK CONCRETE WALL



ACCESSIBLE  
PARKING  
SIGN

**PROPOSED PLOT PLAN  
FOR 6056 ATLANTIC AVE.  
LONG BEACH, CA.**



## LEGAL DESCRIPTION:

PROPOSED PLOT PLAN FOR  
6056 ATLANTIC AVE.  
LONG BEACH, CA.  
OWNER:  
MR. JOSE MURGUA  
(562) 244-5789

DATE: 3/4/2004  
SCALE: 1/8" = 1'-0"

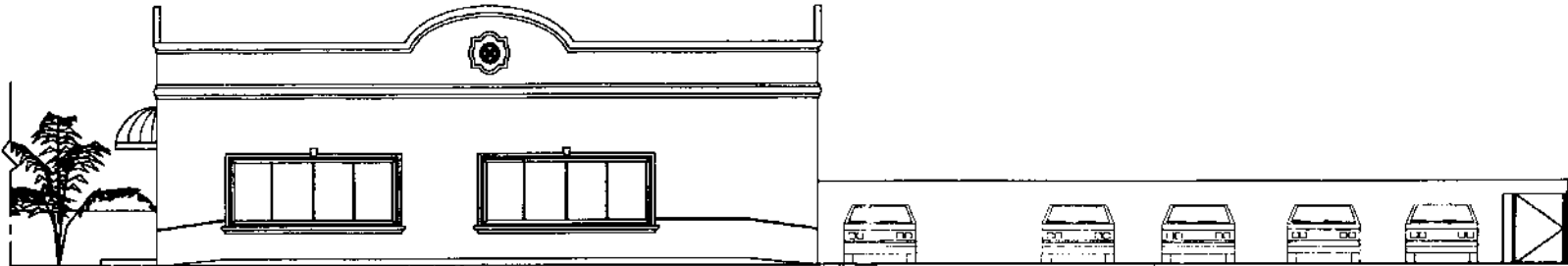
A-1

6056 ATLANTIC AVE

STAN STAN

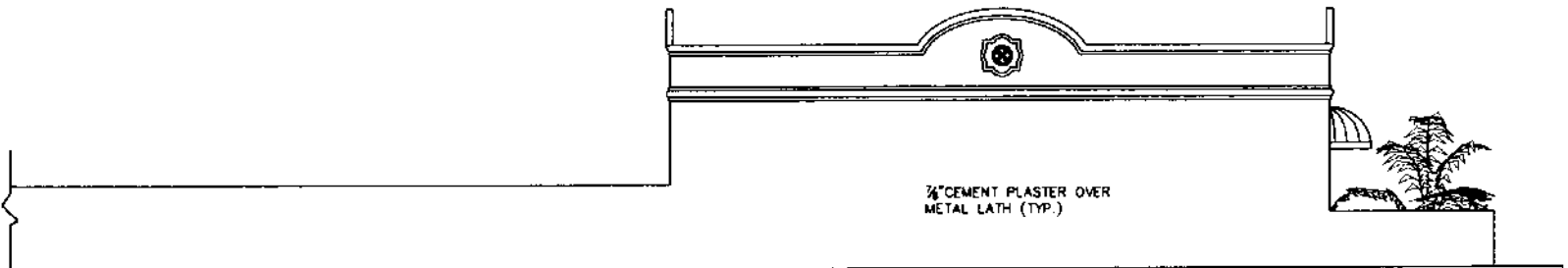


# ATTACH. 4 (Cont.)



**SOUTH ELEVATION**

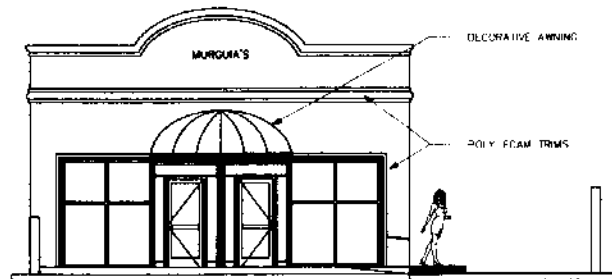
SC 1/4"=1'-0"



3/4" CEMENT PLASTER OVER  
METAL LATH (TYP.)

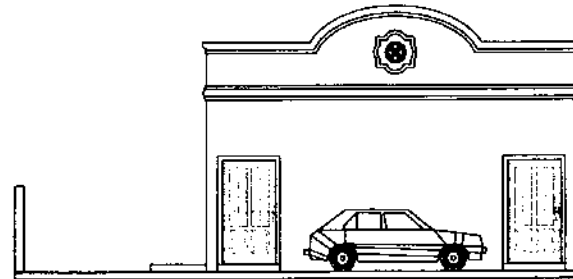
**NORTH ELEVATION**

SC 1/4"=1'-0"



**WEST ELEVATION**

SC 1/4"=1'-0"



**EAST ELEVATION**

SC 1/4"=1'-0"

General Notes

**EXTERIOR ELEVATIONS**



No.	Revision/Issue	Date

CLIENT DESCRIPTION

Project Name and Address

COMMERCIAL STORE  
8086 ATLANTIC AVE.  
LONG BEACH, CA  
OWNER:  
MR. JOSE MURQUIA  
(562) 744-4788

Project	Date
File	3/4/2004
Scale	1/8"=1'-0"

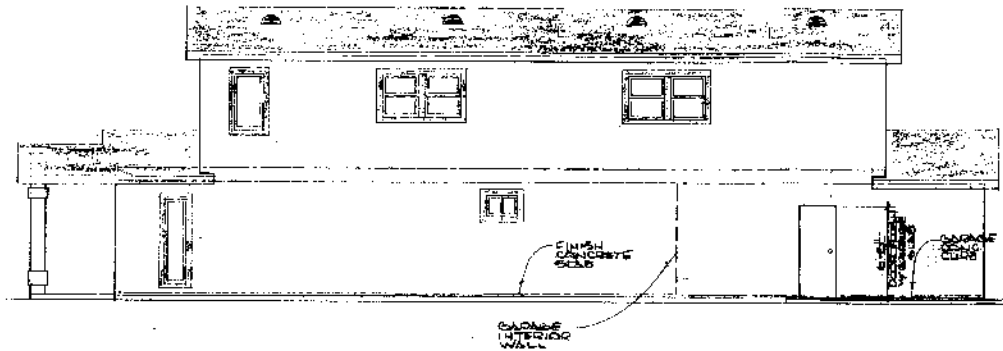
A-2







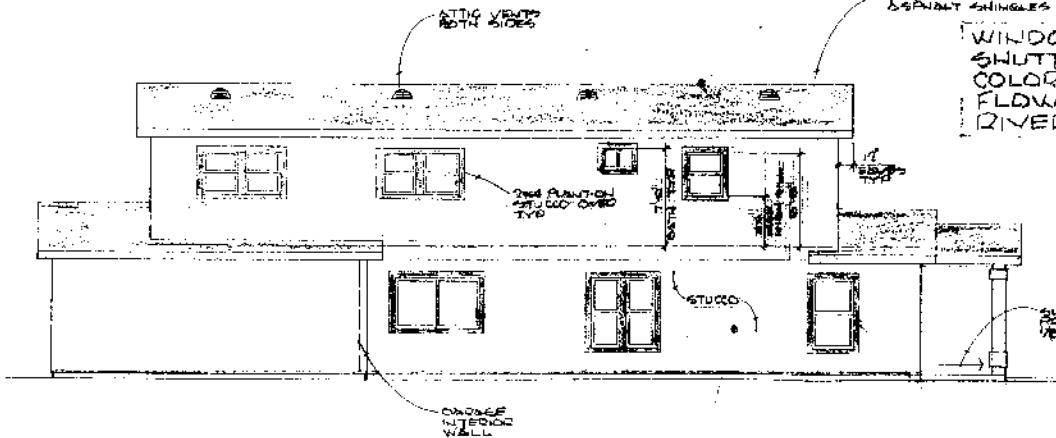
# ATTACH. 5 (Cont.)



NORTH ELEVATION

ROOF  
SHINGLES  
COLOR:  
CEDAR

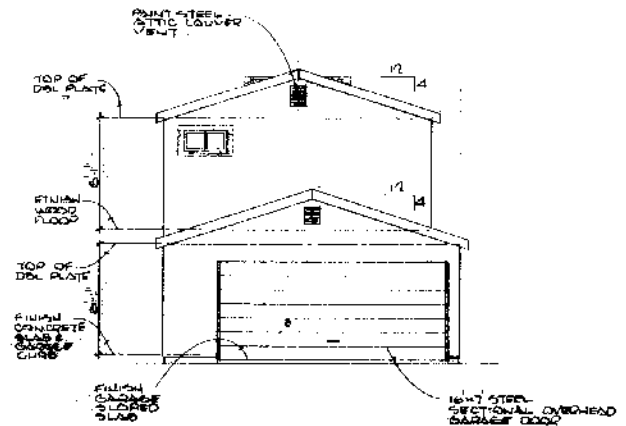
GARAGE  
DOOR  
COLOR:  
STD.  
WHITE  
PLAN A#8



SOUTH ELEVATION  
PLAN A

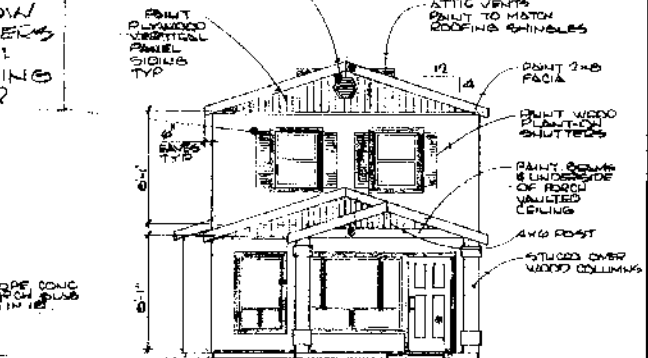
STUCCO:  
WALLS,  
COLUMNS  
COLOR:  
OIL PORCHMENT

MOLDING,  
VERT. SIDING  
COLOR:  
SEASONED  
ASOCH



WEST ELEVATION

FACIA,  
BEAM & POST  
ULTRA PURE  
WHITE



EAST ELEVATION  
PLAN A

DOOR  
ULTRA  
PURE

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

RESIDENTIAL DESIGN  
BANKS & BARNES  
BANKS & BARNES  
BANKS & BARNES

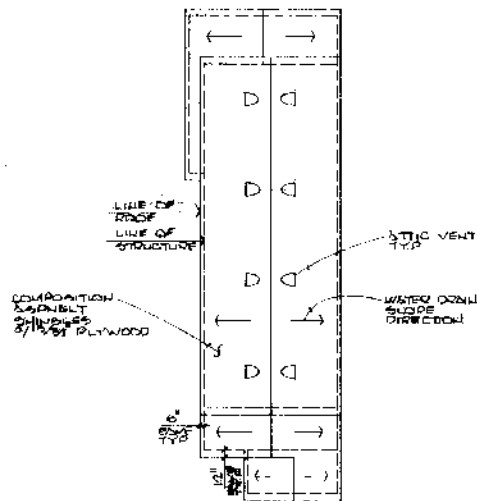
TWO SINGLE FAMILY RESIDENCES

BANKS & BARNES  
5445 DAILY AVENUE LONG BEACH, CA

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

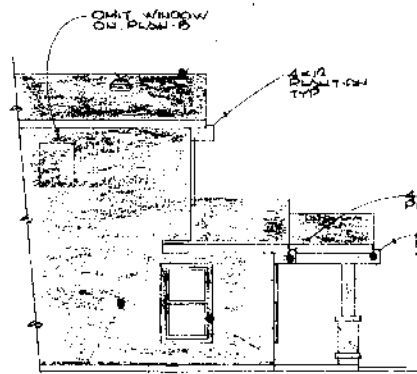


# ATTACH. 5 (Cont.)



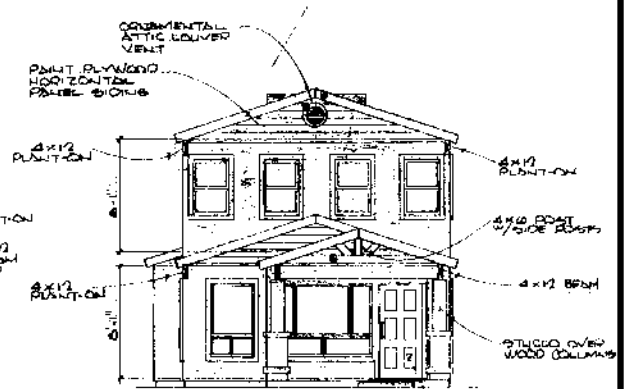
ROOF PLAN  
SCALE: 1/8"=1'-0"

STUCCO:  
WALLS,  
COLUMNS,  
COLOR:  
SANDALWOOD



SOUTH ELEVATION  
PLAN-B

ROOF  
SHINGLES  
COLOR:  
BURNT SIENNA



EAST ELEVATION  
PLAN-B SCALE: 1/8"=1'-0"

MOLDING  
BEAMS,  
PLANT-ON,  
HORIZ. SIDING,  
30. WESTERN  
SAND

FACIA,  
BEAM & POSTS  
ULTRA PLUE  
WHITE

DOOR  
ULTRA PLUE  
WHITE

TWO SINGLE FAMILY RESIDENCES

BARBARA E. HANNA  
5445 DARTY AVENUE LONG BEACH, CA

DATE  
4-10-2001  
LOT  
31804  
4

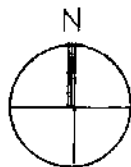
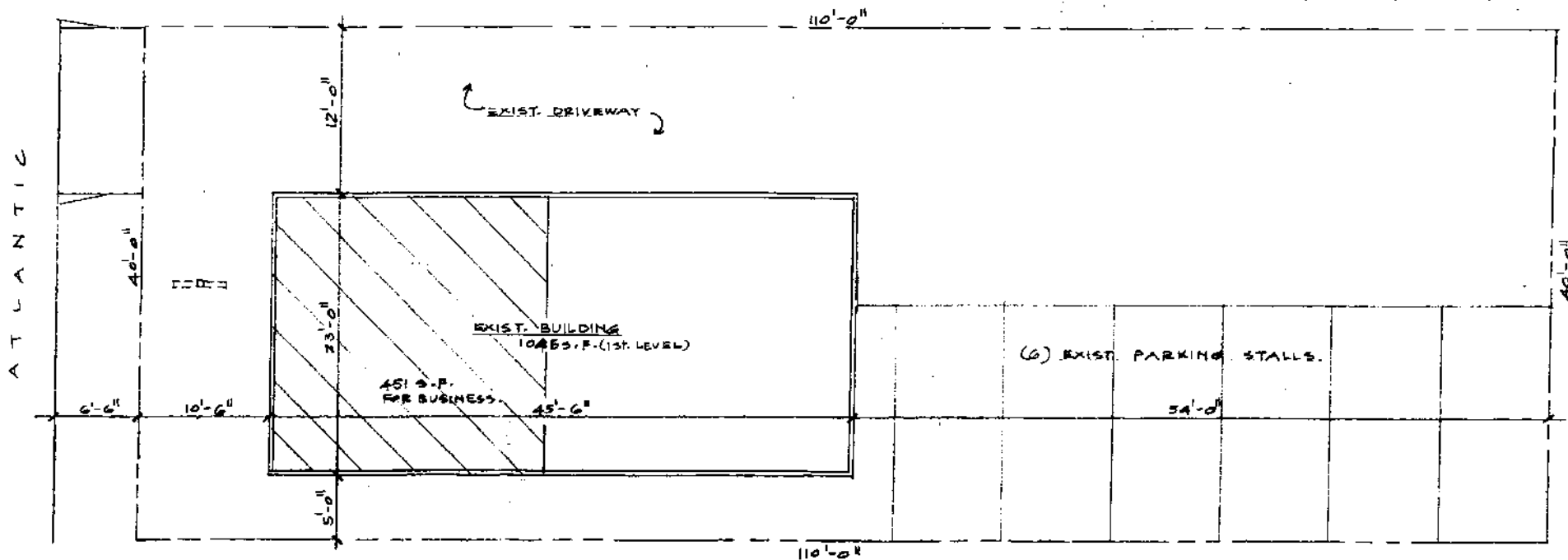


# ATTACHMENT 6



SETH SOR

DESIGN ASSOCIATES  
11328 213TH STREET  
LAKEWOOD, CA 90715  
TEL: (562) 402-8671



SITE PLAN

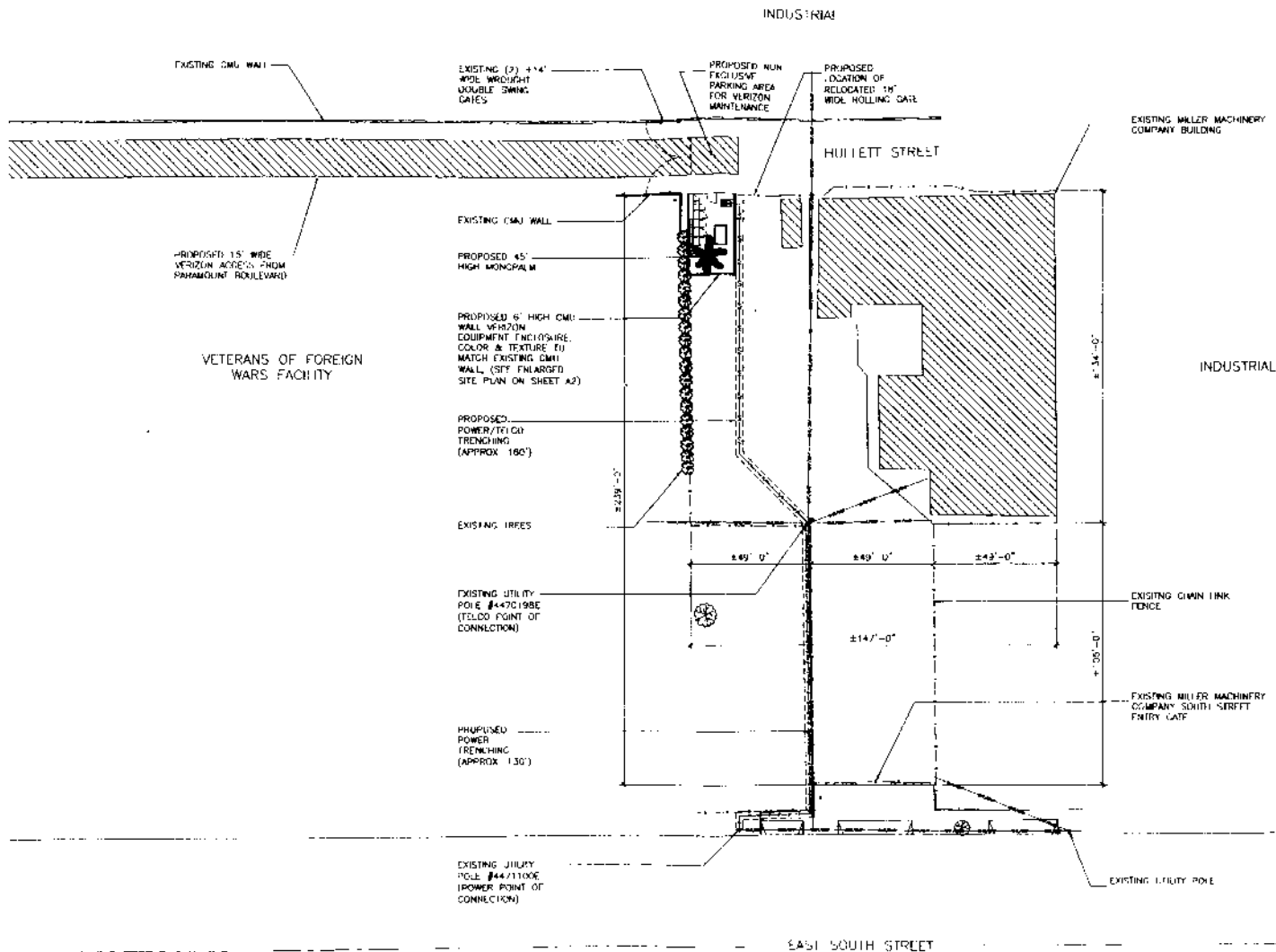
SCALE: 1/8" = 1'-0"

BUSINESS NAME: CLEAR CHOICE INT'L, LLC  
ACTIVITY: CHECK CASHING, MERCHANDISE SALES.  
OWNER: SOTHY KIENH MAIL BOXES + WATER  
LOCATION: 5330 ATLANTIC AVE.  
LONG BEACH, CA 90805  
TEL: (562) 422-4142

LOT AREA: 4400 S.F.  
BUILDING AREA: 10465 S.F.  
AREA USED FOR BUSINESS: 495 S.F.  
ZONE: CCA  
LOT 11, BLOCK E, TRACT 5470



## ATTACHMENT 7

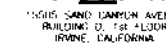

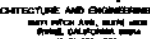


## SITE PLAN



**Pulse**

SCALE

<b>APPLICANT:</b>		
 <b>verizon wireless</b> 15015 SAND CANYON AVENUE BUILDING D, 1ST FLOOR IRVINE, CALIFORNIA		
<b>PURPOSE INFORMATION:</b>		
<b>911 ADDRESS:</b>		
<b>COKE</b>		
2819 SOUTH STREET LONG BEACH, CALIFORNIA 90805 LOS ANGELES COUNTY		
<b>CURRENT ISSUE DATE:</b>		
03/05/04		
<b>ISSUED FOR:</b>		
<b>ZONING</b>		
<b>REV.</b>	<b>DATE</b>	<b>DESCRIPTION</b>
1	03/05/04	CLIENT COMMENTS NY
0	02/27/04	ZONING NY
<b>APPLICANT REPRESENTATIVE:</b>		
		
17095 SOUTHPARK CIRCLE BUILDING 40 SUITE C IRVINE, CALIFORNIA 92614 (714) 251-1334		
<b>PLANS PREPARED BY:</b>		
 <b>ARCHITECTURE AND ENGINEERING DIVISION</b> 18015 PITCH AVE., SUITE 100 FALLS CHAPEL, NC 28746 (919) 828-0000 FAX (919) 828-7432 <a href="http://www.velocitel.com">www.velocitel.com</a>		
<b>DRAWN BY:</b>	<b>CHECK:</b>	<b>AEP:</b>
NY	JA	SBA
<b>DEPT :</b>	<b>APPROVED:</b>	<b>DATE:</b>
AME		
S/A		
R/E		
GR		
TITLE M		
JCS		
KD		
<b>SHEET TITLE:</b>		
<b>SITE PLAN</b>		
<b>SHEET NUMBER:</b>		
<b>A1</b>		



# ATTACH. 7 (Cont.)

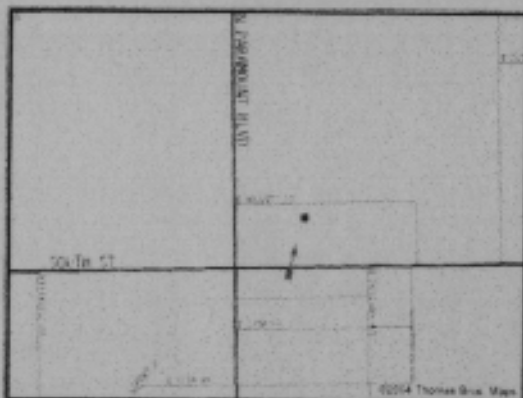


5508-001-033

COKE

2819 EAST SOUTH STREET LONG BEACH CA 90805

LOCATION



VIEW 1



EXISTING



PROPOSED - LOOKING NORTHEAST FROM SOUTH STREET

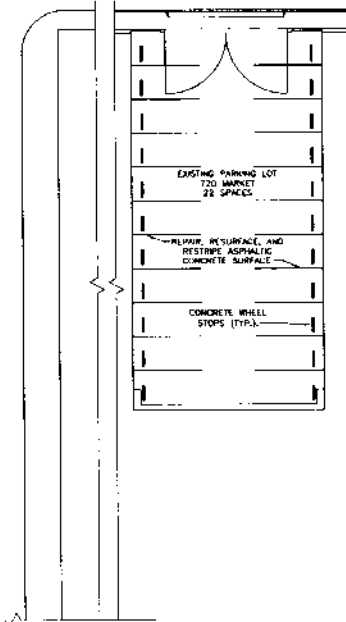
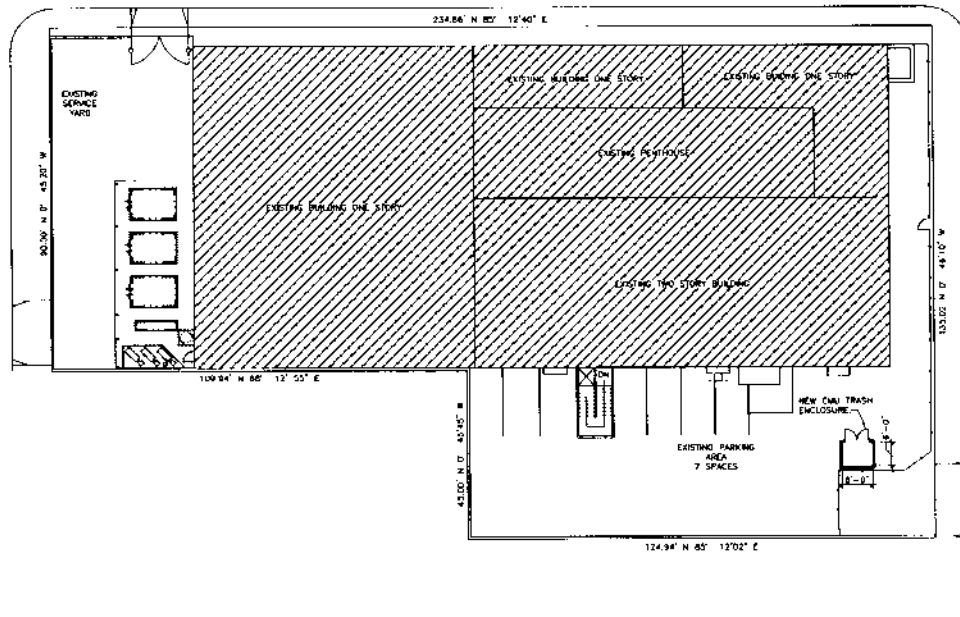


# ATTACHMENT 8

ATLANTIC AVENUE

MARKET STREET

LIME AVENUE



Site Plan  
Existing Parking &  
Bldg. Sq. Ftg. Report  
Market Control Office

☒ CALIFORNIA ☐ HAWAII ☐ NORTHWEST  
112 S. LaBrea, Suite 100, Los Angeles, CA 90006 P.O. Box 2000, Honolulu, HI 96811 P.O. Box 180, Seattle, WA 98106



West Area

CARLIANA & ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR DESIGN

A2.0

SCALE 1/16" = 1'-0"

Plan



SCALE: 1"=100'

LOT LINE ADJUSTMENT #XXX-XXX

ATTACHMENT 9

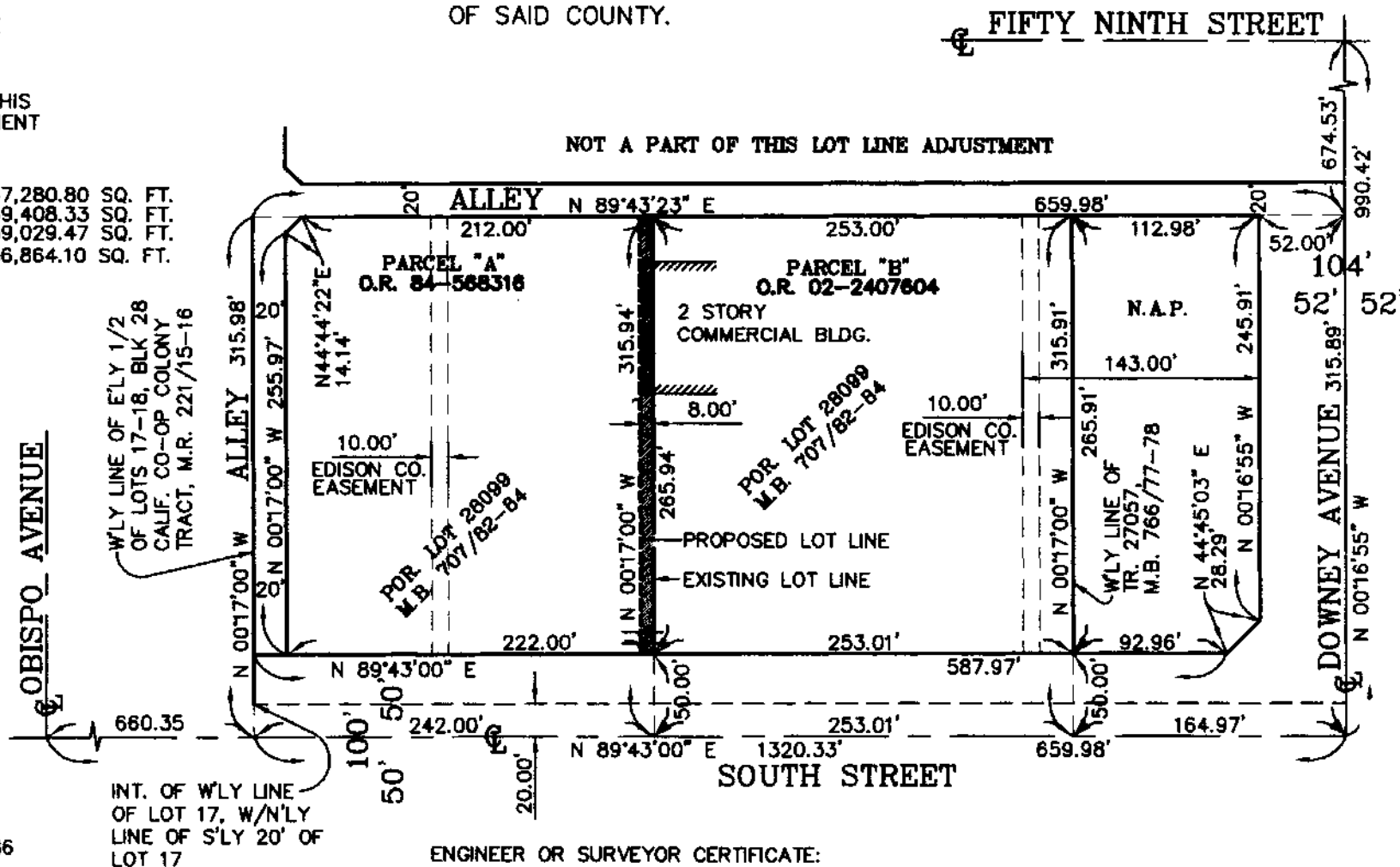
OF  
POR. LOT 1, TRACT NO 28099, IN THE CITY OF LONG BEACH,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 707, PAGES 82-84  
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER  
OF SAID COUNTY.

LEGEND:

- = OVERHEAD SIGN POLE
- ☆ = PARKING LIGHT
- ⊕ = CENTER LINE
- N.A.P. = NOT A PART OF THIS  
LOT LINE ADJUSTMENT

AREA:

LOT 1 EXISTING AREA = 67,280.80 SQ. FT.  
LOT 1 PROPOSED AREA = 69,408.33 SQ. FT.  
LOT 2 EXISTING AREA = 59,029.47 SQ. FT.  
LOT 2 PROPOSED AREA = 56,864.10 SQ. FT.



OWNER OF LOT 1:

MARK SHOOK  
37642 HIGHWAY 79  
WARNER SPRINGS, CA 92086  
(909) 767-3818

INT. OF W'LY LINE  
OF LOT 17, W/N'LY  
LINE OF S'LY 20' OF  
LOT 17

ENGINEER OR SURVEYOR CERTIFICATE:

THIS PLOT WAS PREPARED BY ME UNDER MY DIRECTION AND IS BASED UPON CRITERIA  
ESTABLISHED BY THE DIRECTOR OF PUBLIC WORKS AND IN CONFORMANCE WITH THE  
APPLICABLE LOCAL ORDINANCE AT THE REQUEST OF

IN

(SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_ R.C.E. (OR L.S.) NO. \_\_\_\_\_

DIRECTOR OF PUBLIC WORKS CERTIFICATE:

THIS PLOT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF LOCAL  
ORDINANCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19 \_\_\_\_\_

DIRECTOR OF PUBLIC WORKS/BY \_\_\_\_\_

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED BY:

**WRIGHT MAPPING**

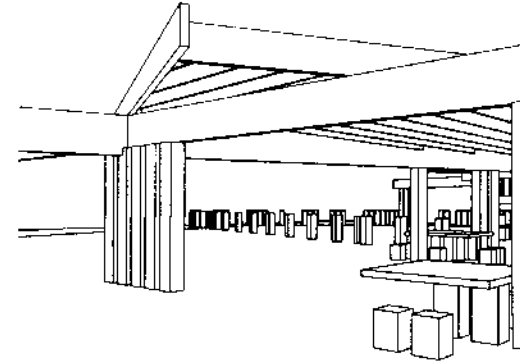
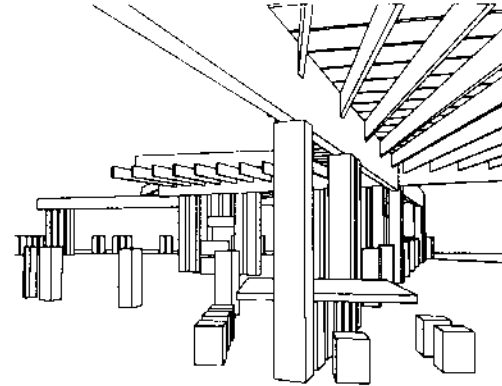
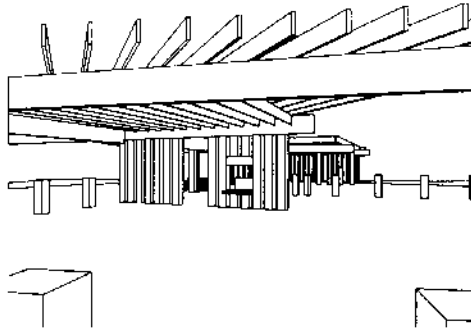
P.O. BOX 2745  
DOWNEY, CA 90242

1(562)862-9757 PHONE

1(562)862-1719 FAX



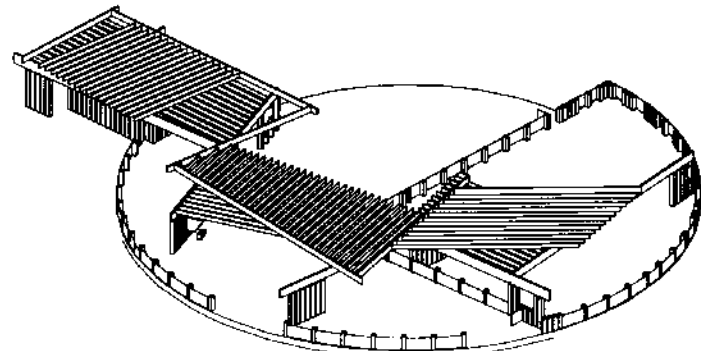
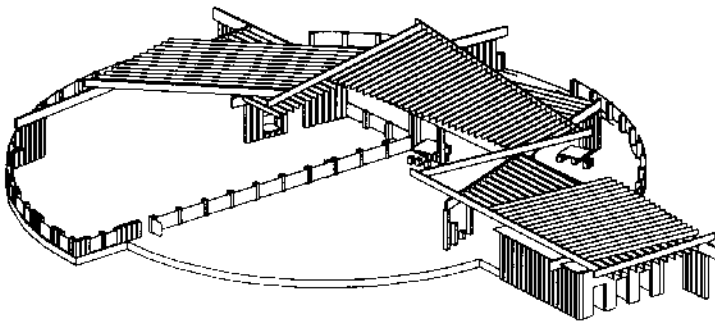
# ATTACHMENT 10



1 PERSPECTIVE  
SCALE 1/8" = 1'-0"

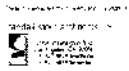
2 PERSPECTIVE  
SCALE 1/8" = 1'-0"

3 PERSPECTIVE  
SCALE 1/8" = 1'-0"



4 ISOMETRIC  
SCALE 1/8" = 1'-0"

5 ISOMETRIC  
SCALE 1/8" = 1'-0"



CITY OF LONG  
BEACH, 55TH  
WAY PARK

PARAMOUNT BLVD

NO.	DATE	BY	CHKD
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

IN PROGRESS DRAWING  
NOT FOR CONSTRUCTION

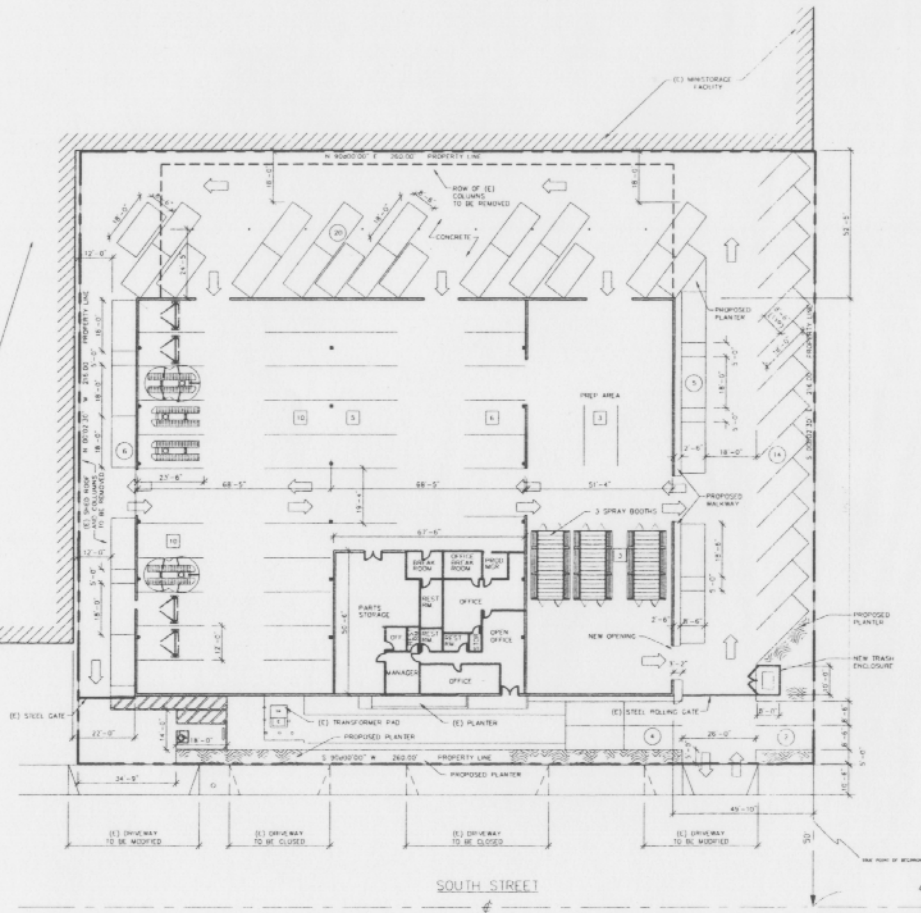
CHANGING  
PERSPECTIVES  
MAIN SHADE STRUCTURE  
& PLUMBING ROOMS

DATE	BY	CHKD
1/1/2020	10/10/2019	10/10/2019
2/1/2020	10/10/2019	10/10/2019
3/1/2020	10/10/2019	10/10/2019
4/1/2020	10/10/2019	10/10/2019
5/1/2020	10/10/2019	10/10/2019
6/1/2020	10/10/2019	10/10/2019
7/1/2020	10/10/2019	10/10/2019
8/1/2020	10/10/2019	10/10/2019
9/1/2020	10/10/2019	10/10/2019
10/1/2020	10/10/2019	10/10/2019
11/1/2020	10/10/2019	10/10/2019
12/1/2020	10/10/2019	10/10/2019

A2-1.0



# ATTACHMENT 11



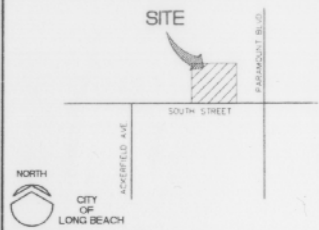
## SITE DATA / PLANNING DATA

**SITE ADDRESS:** 2615 SOUTH STREET, L.A. COUNTY, CA 90805  
**PARCEL #:** PER PARCEL MAP NO. 11085, 4 AND 145, PAGE 31  
**SITE PLAN:** 2ND - WEST-SIDE, 1ST - 1 ACRES (2000 S.F. x 1.28 ACRES)  
**ZONING DESIGNATION(S):** 1-G - GENERAL INDUSTRIAL  
**ADJACENT ZONING DESIGNATIONS:** NORTH: 1-G, SOUTH: 1-G, EAST: 1-G, WEST: 1-G  
**PROPOSED LAND USE:** AUTOMOTIVE BODY SHOP  
**SITE SIZE:** 56,141 SQ. FT. = 1.28 ACRES  
**BUILDING AREA:** 50,000 SQ. FT. = 0.92 ACRES  
**LANDSCAPE AREA:** RELOCATED ONE (1) PER FOUR (4) PARKING SPACES AND STREET TREE PER 25 (25) OF BUILDING FOOTPRINT  
**BUILDING HEIGHT:** 25'-0" - EXISTING 4 STORY  
**PARKING SUMMARY:** PARKING REQUIRED: 4 / 1000 S.F. x 3 = 108.4  
 PARKING PROVIDED: 100 TO SPACES, TOTAL: 100 SPACES  
 (EMPLOYEES PARKING: 22 (AT ADJACENT OFF-SITE LOCATION))  
**OCCUPANCY:** MIXED M-1 AND M-2 AND B-1.5 CANOPY

## LEGAL DESCRIPTION

THAT PORTION OF LOT 12 IN BLOCK 27 OF THE CALIFORNIA COVEHAVE COUNTY TRACT, IN THE CITY OF L.A., COUNTY OF L.A., STATE OF CALIFORNIA, AS FOR MAP RECORDED IN BOOK 21, PAGE 15 AND 16 OF RECORDS OF SAID COUNTY, RECORDED AS FOLLOWS:  
 BEGINNING AT THE CENTER LINE INTERSECTION OF SOUTH STREET AND PARAMOUNT BOULEVARD, THENCE WESTERLY ALONG THE CENTER LINE OF SAID SOUTH STREET, 400.00 FEET, THENCE NORTHERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID SOUTH STREET, 30.00 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE WESTERLY ALONG SAID NORTH LINE, 200.00 FEET, THENCE NORTHERLY PARALLEL WITH THE CENTER LINE OF SAID PARAMOUNT BOULEVARD, 236.00 FEET, THENCE EASTERLY PARALLEL WITH THE CENTER LINE OF SAID SOUTH STREET, 240.00 FEET, THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF SAID PARAMOUNT BOULEVARD, 236.00 FEET TO THE TRUE POINT OF BEGINNING.  
 EXCEPT THEREFROM THE SOUTH 200.00 FEET THEREOF.

## VICINITY MAP



## PROJECT OWNER

**AUTO NATION**  
 DAVID LITTY  
 1105 E 6TH STREET  
 FORT LAUDERDALE, FL 33301  
 (954) 769-3158

## PROJECT APPLICANT/ARCHITECT

**RHL DESIGN GROUP, INC.**  
 2401 EAST KATELLA AVENUE  
 SUITE #400  
 ANAHEIM, CA 92806  
 (714) 935-0050  
 (714) 935-0051 FAX

## SCOPE OF WORK

INTERIOR RENOVATION OF THE EXISTING BUILDING TO ACCOMMODATE AUTOMOTIVE BODY SHOP USE AT THIS LOCATION.

PARAMOUNT BLVD.



MARK	DATE	REVISIONS	INITIAL

## PLANNING SITE PLAN

**AutoNation**  
 LEXUS BODY SHOP  
 2615 SOUTH STREET  
 LONG BEACH, CA 90805

**RHL** ARCHITECTS - PLANNING, OPERATIONAL REVIEW  
 2401 EAST KATELLA AVENUE, SUITE 400, ANAHEIM, CA 92806  
 (714) 935-0050

RHL REVIEW INITIAL	DATE	DATE
PRELIMINARY		07/16/24
PLANNING	EP	4/26/23
DESIGN		
CONSTRUCTION		